

STRATA PLAN NW 2050  
Strata Council Meeting  
Wednesday, September 25, 2019  
Minutes

**1. PRESENT:**     Gordon Farrell                     Linda McLaren  
                         Carole Borthwick                     Cyrus Pun

**REGRETS:**             Audrey Montero             Lindsay Armstrong  
                         Billy Leung                     Joanne Parkinson

**2. CALL TO ORDER:** 7:00 pm

**3. ADOPTION OF MINUTES**

March 27, 2019 Council Meeting Minutes approved by email.

**4. COMMITTEE REPORTS**

**4.1 Social**

Volunteer Party will be held in the Lounge on October 20<sup>th</sup>, 2019 at 4:30 p.m. An invitation will be sent out shortly to all volunteers.

**4.2 Grounds and Gardening**

**4.2.1 Landscaping**

Yamamoto Landscaping Inc. continues their weekly work in the gardens. They would like to invite you to visit their Facebook page under Yamato Landscaping Inc. where they upload photos every week so you can see what they have done and the progress of they are making around Cypress Point.

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#### **4.3 Fire & Security – Block Watch**

Richmond Block Watch is now on Facebook

Please click on this link [www.facebook.com/richmondblockwatch](http://www.facebook.com/richmondblockwatch) and like our page to keep up with all the goings on here at Richmond Block Watch.

##### **Block Watch - Richmond RCMP**

Dear residents,

If you would like to be a member of our Strata's Block Watch please provide the Strata Office with the following information:

Name, Address, Phone Number, Email Address.

There are no obligations expected to keep an eye out for suspicious activity on the Strata property. Essentially we watch out for each other as neighbours.

**Benefits** of being a registered Block Watch member:

- A possible 5-15% discount on your home insurance. Note: Inactive members who continue to use their discount will be committing fraud.
- Reduce property crime in our area.
- Receive email alerts regarding neighbourhood residential break and enters.
- Receive crime prevention tips.
- Receive information on how and when to call the police.
- Have the opportunity to get to know your neighbours. If your neighbours know one another they will be better able to notice a suspicious person on your property and call police.
- Receive notification of Block Watch events.

**4.3.1** The fire inspection was performed on Thursday, September 12, 2019 for the in-suit inspections, with a 96% completion rate. The suits not available on that day received a letter from Council requesting that they contact the office to make arrangements for having their suites inspected and payments made.

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#### **4.4 Maintenance**

- 4.4.1** The garbage rooms in Building A, B, and C have been power washed. Council would like to ask residents to pay closer attention while disposing the items you wish to discard. Please put no plastic in the compost bins. Items such as Styrofoam trays in contact with meat-blood, etc. are to be disposed of in the garbage bin. They can no longer be recycled. Many thanks for your cooperation.

There is a car tire in the garbage room of Building A. Council is asking the owner to collect the tire and dispose of it at the appropriate place **City of Richmond Recycling** at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.



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**Garbage room in Building A 7511**

- 4.4.2** This is a reminder for residents in Building B to please flatten the cardboards and take them to the respective bins in Building A or Building C. Thank you.

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- 4.4.3** One drier and one washing machine in the laundry room have been fixed. Thank you to the residents who reported the problem.
- 4.4.4** We are waiting to hear from Corona regarding their second visit to continue working on the leaking pipes in the first-floor ceiling of Building B. Council is aware of the various areas needing urgent attention and is working with Corona to fix the problem.
- 4.4.5** Aberdeen Locksmith was on site repairing the door next to the garage door in Building B. Please remember to make sure doors are closed and locked after you. Safety first for everyone.

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## **4.5 Shared Facilities**

### **4.5.1 Games Room**

Council would like to thank SL31 for volunteering to check the games room after it has been used. The checking includes that all items have been put away and the room is in good order, the garbage is removed from the site, the paint on the walls is unmarred, the bathrooms, card room and games room are left clean, thereby honoring the contract.

### **4.5.2 Lounge**

To date, the lounge has been rented 46 times. Council would like to thank the lounge committee for the time and energy they put into checking the lounge after it has been rented. The lounge is a wonderful place to have large gatherings with family and friends.

### **4.5.3 Pool**

Another season is coming to an end for our pool which will be closed on September 30, 2019 at 11:30 pm. Thanks to the volunteers who offered their time to help ensure that rules were followed and users were safe.

### **4.5.4 Exercise room**

Council is looking into fixing the air fan/air extractor in the gym.

## **4.6 Bylaws**

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

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**5. NEW BUSINESS**

- 5.1 The Annual General Meeting has been scheduled for December 5<sup>th</sup>, 2019 starting at 6:00 pm with registration. You will soon be receiving more information regarding the meeting and the agenda. Kindly save the day, your participation is important!
- 5.2 The Building Committee did a walk around Cypress Point on September 7<sup>th</sup>, 2019. Attached is their report.

**6. OLD BUSINESS**

The chimney inspection was performed on Thursday, September 12, 2019, 97% completion was achieved. Missing suites made arrangements for having their chimneys inspected by the company and for payment of that service. Thank you to all of you who made the appropriate arrangements to ensure that the inspections were performed in your suites.

**7. CORRESPONDENCE**

**Incoming:**

**SL14** Requesting information on getting a new patio door if their door is not working well.

**SL36** Complaining about noise from neighbors downstairs. Remember to read the bylaws and familiarize yourself with the responsibilities you have regarding noise, hours and what to do, what you shouldn't do. Thank you for your cooperation and respect to your fellow neighbors.

**SL37** complaining of strong smell of smoke in their suite coming from their neighbors.

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**Outgoing:**

**SL19** Requesting payment of the move in- move out fee. Remember to arrange the payment two weeks before move out, as per bylaw.

**SL53** Requesting to make arrangements for inspections of **the fire and chimney inspection.**

**SL26** Requesting to make arrangements for inspections of the **fire and chimney inspection.**

**SL35** Requesting to make arrangements for inspections of the **fire inspection.**

**SL03** Requesting to make arrangements for inspections of the **fire inspection.**

**8. FINANCIALS**

The office has not received the financials for the month of August 2019 from Crossroads.

a. Accounts Receivable as September 11, 2019

SL63 \$50.00  
SL19 \$50.00

SL20 \$4,114.85

b. Woodridge Shared Facility financials were received for September 2019.

**9. MEETING ADJOURNED:** 7:30 pm

**10. NEXT MEETING:** Wednesday, October 30, 2019